

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**ABERDEEN GREEN HOMEOWNERS ASSOCIATION**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Aberdeen Green
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Aberdeen Green Homeowners Association
4. Recording Data for Association: Aberdeen Green, Section 1 Plat under Film code No. 365130, Section 2 Plat under Film code No. 397087, Section 3 Plat under Film code No. 400131, Section 4 Plat under Film code No. 412068, Section 5 Plat under Film code No. 415110, and Aberdeen Green North, (Section 6 Plat under Film code No. 437111 and Section 7 Plat under Film code No. 489100) being more particularly described on Exhibit A filed under Document No. 20070368164.
5. Recording Data for Declaration: See Below:
  - Declaration of Covenants, Conditions, Restrictions and Easements of Aberdeen Green, Section One (1), recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. R397762;
  - Declaration of Covenants, Conditions, Restrictions and Easements of Aberdeen Green, Section Two (2), recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T206894;
  - "Annexation Agreement for Aberdeen Green, Section Two", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T206893;
  - "Annexation Agreement for Aberdeen Green, Section Three", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T045100;
  - "Annexation Agreement for Aberdeen Green, Section Four", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T639003;
  - "Annexation Agreement for Aberdeen Green, Section Five", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T682740;
  - "Annexation Agreement for Aberdeen North", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T682741;

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- Declaration of Covenants, Conditions, Restrictions and Easements of Aberdeen Green North, recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T682742;
- "Declaration of Protective Covenants and Agreement SF 16/17 and SF 18/19", recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. T009352
- Second Amended ByLaws are filed under Document No. RP-2019-50789

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Aberdeen Green Homeowners Association Affidavit in Compliance with Section 202.006 of the Texas Property Code is filed under Document No. 20120462912

Aberdeen Green Homeowners Association Document Retention Policy is filed under Document No. ER 037-14-2354

Aberdeen Green Homeowners Association Guidelines for Display of Certain Religious Items is filed under Document No. ER 037-14-2343

Aberdeen Green Homeowners Association Guidelines for Display of Flags is filed under Document No. ER 037-14-2351

Aberdeen Green Homeowners Association Guidelines for Rainwater Recovery Systems is filed under Document No. ER 037-14-2348

Aberdeen Green Homeowners Association Guidelines for Roofing Materials is filed under Document No. ER 037-14-2341

Aberdeen Green Homeowners Association Guidelines for Solar Energy Devices is filed under Document No. ER 037-14-2345

Aberdeen Green Homeowners Association Payment Plan Policy is filed under Document No. ER 037-14-2361

Aberdeen Green Homeowners Association Records Production and Copying Policy is filed under Document No. ER 037-14-2357

The below Aberdeen Green Homeowners Association Policies, Guidelines and Resolutions are filed under Document No. RP-2018-393695:

- Billing Policy and Payment Plan Guidelines
- Standby Electric Generators Guidelines
- Electronic and Telephonic Action Policy
- Conflict of Interest Policy
- Application of Payments Policy
- Violation Enforcement Resolution
- Drought-Resistant Landscaping and Natural Turf Guidelines
- E-mail Registration Policy

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- Membership Voting Policy
- Records Inspection Policy

Aberdeen Green Homeowners Association Pool Rules are filed under Document No. RP-2019-184186.

Aberdeen Green Homeowners Association Updated Pool Rules are filed under Document No. RP-2020-138365.

Aberdeen Green Homeowners Association Updated Pool Rules are filed under Document No. RP-2020-250938

7. Mailing Address and Contact Information for the Association and the Managing Agent:  
Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
[contact@spectrumam.com](mailto:contact@spectrumam.com)  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

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Signed this 29<sup>th</sup> day of October, 2021

Aberdeen Green Homeowners Association

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management) Managing Agent

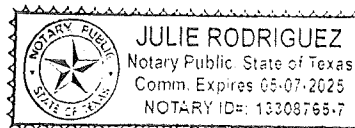
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Aberdeen Green Homeowners Association, on behalf of said

Association.

[Signature]  
Notary Public, State of Texas



**After Recording Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

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# Pages 5  
11/04/2021 03:50 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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